



Board of Adjustment Case Report

City of Raleigh
Department of City Planning
One Exchange Plaza
Raleigh, NC 27601
(919) 996-2626
www.raleighnc.gov

Case File: A-50-16

Property Address: 3312 Thomas Road

Property Owner: Raleigh Custom Homes

Project Contact: Michael Birch

Nature of Case: A request for a 9' minimum lot depth variance and an 11.5' minimum lot width variance pursuant to Section 2.2.1. of the Part 10A Unified Development Ordinance to allow for a two-lot subdivision of a .50 acre parcel zoned Residential-4 and located at 3312 Thomas Road.



3312 Thomas Road – Location Map

To BOA: 5-9-16

Staff Coordinator: Eric S. Hodge, AICP

ZONING DISTRICTS: Residential-4



3312 Thomas Road – Zoning Map

VARIANCE STANDARDS: In accordance with UDO [§10.2.10 Variance](#), before a variance request is granted, the Board of Adjustment shall show all of the following:

1. Unnecessary hardship would result from the strict application of the ordinance. It shall not be necessary to demonstrate that, in the absence of the variance, no reasonable use can be made of the property.
2. The hardship results from conditions that are peculiar to the property, such as location, size or topography. Hardships resulting from personal circumstances, as well as hardships resulting from conditions that are common to the neighborhood or the general public, may not be the basis for granting a variance.

3. The hardship did not result from actions taken by the applicant or the property owner. The act of purchasing property with knowledge that circumstances exist that may justify the granting of a variance shall not be regarded as a self-created hardship.
4. The requested variance is consistent with the spirit, purpose and intent of the ordinance, such that public safety is secured and substantial justice is achieved.

Zoning District Standards: The subject property is zoned Residential-4

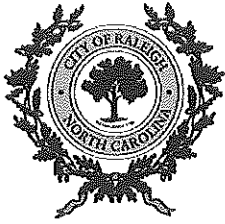
Lot Dimensions	
Area (min)	10,000 SF
Width – interior lot (min)	65'
Width – corner lot (min)	80'
Depth (min)	100'
Density (max)	4 u/a
Yard Type	Minimum Setback
Primary Street	20'
Side Street	15'
Side	10'
Sum of Sides	20'
Rear	30'

Sec. 1.5.2.C. Lot Width

Lot width is the distance between the side lot lines (generally running perpendicular to a street) measured at the primary street property line along a straight line or along the chord of the property line. **A lot must meet the minimum lot width for the entire minimum required depth of the parcel** except for cul-de-sac lots.

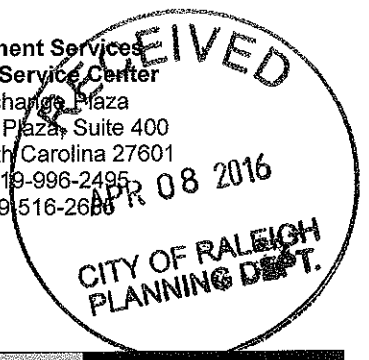
Sec. 1.5.2.D. Lot Depth

Lot depth is the distance between the front and rear property lines measured along a line midway between the side property lines.



Planning & Development

Development Services
Customer Service Center
One Exchange Plaza
1 Exchange Plaza, Suite 400
Raleigh, North Carolina 27601
Phone 919-996-2495
Fax 919-516-2666



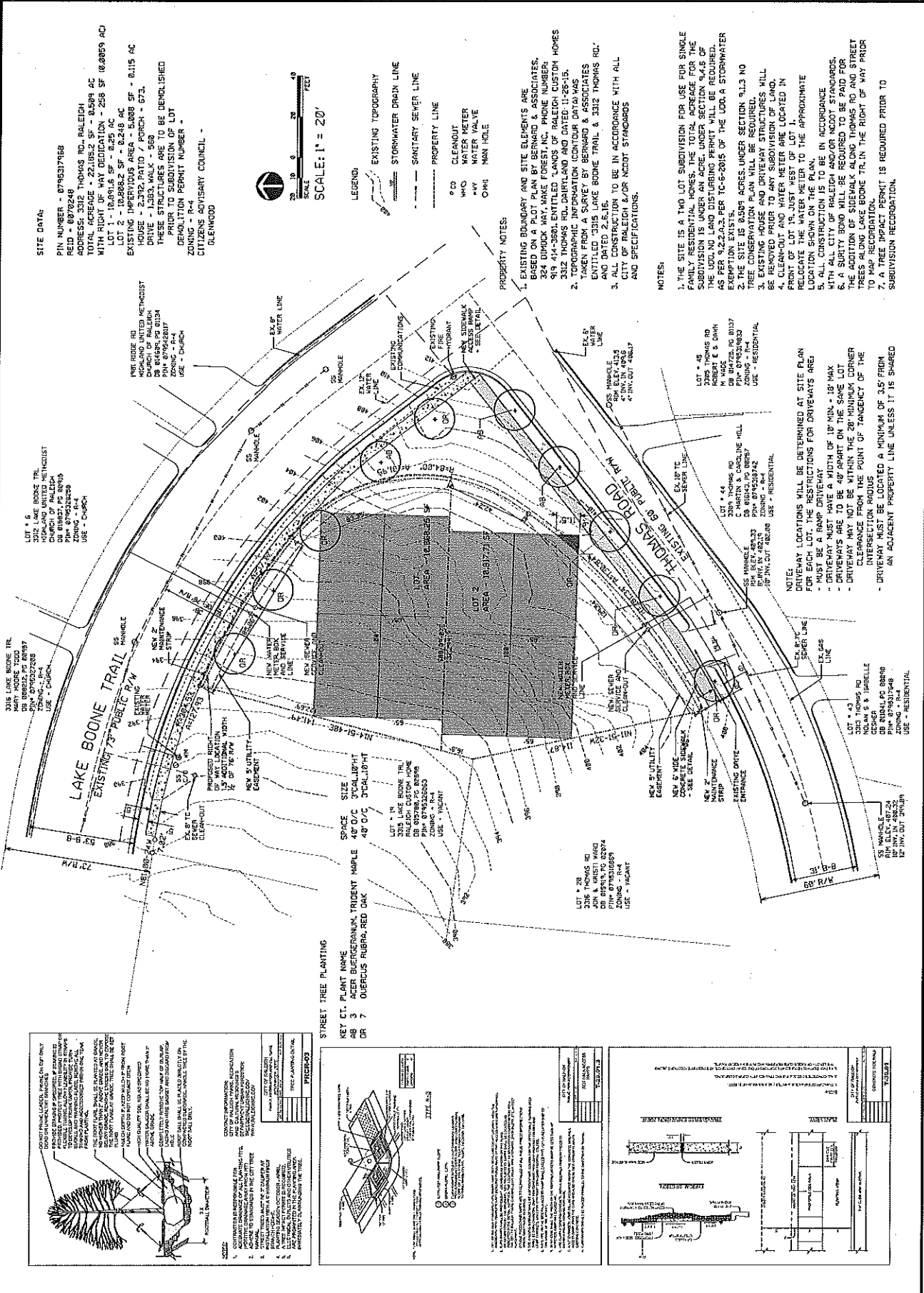
Variance Application

		OFFICE USE ONLY
Nature of variance request (Submit addendum on separate sheet, if more space is needed.) A variance to UDO section 1.5.2.C., which requires a lot to meet the minimum lot width for the entire required depth of the parcel, in order to allow for the two-lot subdivision proposed by S-77-15.		Transaction Number
Provide all previous transaction numbers for Coordinated Team Reviews, Due Diligence Sessions or Pre-Submittal Conferences. If this property was the subject of a previous variance request, provide the case number.		

GENERAL INFORMATION		
Property Address 3312 Thomas Road		Date April 8, 2016
Property PIN 0795-31-7968	Current Zoning R-4	
Nearest Intersection Thomas Road and Lake Boone Trail		Property size (in acres) 0.50 acres
Property Owner Raleigh Custom Homes Attn: Tim Thompson PO Box 99639 Raleigh, NC 27624	Phone 919.847.2664	Fax
	Email tim@raleighcustomhomes.net	
Project Contact Person Michael Birch, Morningstar Law Group 1330 St. Mary's Street, Suite 460 Raleigh, NC 27605	Phone 919.590.0388	Fax
	Email mbirch@morningstarlawgroup.com	
Property Owner Signature 	Email TIM@RALEIGHCUSTOMHOMES.NET	
Notary Sworn and subscribed before me this <u>8th</u> day of <u>April</u> , 20 <u>16</u>	Notary Signature and Seal Leticia L Shapiro	

Leticia L Shapiro
NOTARY PUBLIC
Wake County, NC
My commission expires: 4/12/16

It is improper to contact any member of the Board of Adjustment prior to the disposition of a case to discuss the request. A variance application will not be considered complete until all required submittal components listed on the Variance Checklist have been received and approved.




[Home](#)

Wake County Real Estate Data Account Summary

[iMaps](#)
[Tax Bills](#)
Real Estate ID **0070248** PIN # **0795317968**
[Account Search](#)
Location Address
3312 THOMAS RDProperty Description
LO20 RALEIGH CUSTOM HOMES BM2015-00261
[Pin/Parcel History](#) [Search Results](#) [New Search](#)

[NORTH CAROLINA](#) [Account](#) | [Buildings](#) | [Land](#) | [Deeds](#) | [Notes](#) | [Sales](#) | [Photos](#) | [Tax Bill](#) | [Map](#)

Property Owner RALEIGH CUSTOM HOMES INC (Use the Deeds link to view any additional owners)		Owner's Mailing Address PO BOX 99639 RALEIGH NC 27624-9639	Property Location Address 3312 THOMAS RD RALEIGH NC 27607-6744
Administrative Data Old Map # 463-- Map/Scale 0795 18 VCS 01RA347 City RALEIGH Fire District Township RALEIGH Land Class R-<10-HS ETJ RA Spec Dist(s) Zoning R-4 History ID 1 History ID 2 Acreage .50 Permit Date Permit #		Transfer Information Deed Date 9/15/2014 Book & Page 15780 2698 Revenue Stamps Pkg Sale Date Pkg Sale Price Land Sale Date Land Sale Price Improvement Summary Total Units 1 Recycle Units 1 Apt/SC Sqft Heated Area 4,125	Assessed Value Land Value Assessed \$257,400 Bldg. Value Assessed \$357,239 Tax Relief Land Use Value Use Value Deferment Historic Deferment Total Deferred Value Use/Hist/Tax Relief Assessed Total Value \$614,639 Assessed*

*Wake County assessed building and land values reflect the market value as of January 1, 2016, which is the date of the last county-wide revaluation. Any inflation, deflation or other economic changes occurring after this date does not affect the assessed value of the property and cannot be lawfully considered when reviewing the value for adjustment.

The January 1, 2016 values will remain in effect until the next county-wide revaluation. Until that time, any real estate accounts created or new construction built is assessed according to the 2016 Schedule of Values.

For questions regarding the information displayed on this site, please contact the Revenue Department at RevHelp@wakegov.com or call 919-856-5400.

Real Estate ID **0070248**PIN # **0795317968**Account
SearchLocation Address
3312 THOMAS RDProperty Description
LO20 RALEIGH CUSTOM HOMES BM2015-00261[Pin/Parcel History](#) [Search Results](#) [New Search](#)[Account](#) | [Buildings](#) | [Land](#) | [Deeds](#) | [Notes](#) | [Sales](#) | [Photos](#) | [Tax Bill](#) | [Map](#)

Building Location Address 3312 THOMAS RD		Building Description 01RA347		Card 01 Of 01	
Bldg Type	01 Single Family	Year Blt	1975	Eff Year	1975
Units	1	Addns	Remod		
Heated Area	4,125	Int. Adjust.	BSMT-Fully Finished		
Story Height	2 Story	Other Features	One Fireplace		
Style	Conventional				
Basement	Full Basement				
Exterior	Brick				
Const Type					
Heating	Central				
Air Cond	Central				
Plumbing	Extra Fixtures				
		Base Bldg Value	\$299,617		
		Grade	A 144%		
		Cond %	B 72%		
		Market Adj.	F 115%		
		Market Adj.			
		Accrued %	83%		
		Incomplete Code			
		Card 01 Value	\$357,239		
		All Other Cards			
		Land Value Assessed	\$257,400		
		Total Value Assessed	\$614,639		

Main and Addition Summary					Other Improvements				
Story	Type	Code	Area	Inc	Units	DesItem	Code	Year %ADJ	Inc Value
M	2	BR/FB	1102						
A		OP	190						
B		GARMS	483						
C	1	SMS	253						
D		OP/PATI	305						
E		DK	9						
F	1	SFR/PAT	14						
G	1	SMS/UFB	552						
H									

Building Sketch		Photograph 12/7/2011	
		0070248	